

REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF MIDDLETOWN

October 13, 2020

The Regular Meeting of the Housing Authority of the City of Middletown was held in the conference room at 40 Broad St., and via Zoom on Tuesday, October 13, 2020.

Chairman Noglow called the meeting to order at 5:06 p.m. and called the roll.

PRESENT: Evan Noglow, Chairman; Sebastian Santacroce, Vice Chairman; Larry Riley, Commissioner; Phil Cacciola Commissioner; Senova Stone, Commissioner

ALSO PRESENT: William Vasiliou, Secretary; John Rumberger, Asst Executive Director; Jason Lewellyn, Esq.

ABSENT: None

PUBLIC SESSION: None

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: On motion by Commissioner Cacciola, seconded by Commissioner Riley, it was unanimously voted to approve the minutes of the September 14, 2020 meeting.

APPROVAL OF BILLS: On motion Vice Chairman Santacroce, seconded by Commissioner Cacciola, it was unanimously voted to approve the bills as submitted.

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on 9/30/20 A/R which shows a decrease of \$845.15 for CONN 9-2, an increase of \$376.60 for Conn 9-3, a decrease of \$694.03 for Conn 9-4, a decrease of \$158.05 for Conn 9-5, an increase of \$11,614.13 for State Family, and an increase of \$1.00 for E-101. The Executive Director and the Public Housing Manager will continue to meet with residents to discuss balances and arrange informal repayment agreements.

LEGAL ACTION: Atty. Lewellyn reported on his report dated 9/30/20. There were no new cases opened and one execution pending. There has been some progress in court actions as certain cases begin to move forward.

FINANCIAL: Ms. Juraska reported that the Finance Department is awaiting reply from auditor.

SECTION 8: There are 803 Section 8 units in place for the current month as of 10/7/20. The Section 8 department continues to release vouchers. The department is changing contractors who handle rent comparable studies in an effort to streamline the process.

PERSONNEL: Mr. Vasiliou informed the Commission on the current elective travel policy.

MAINTENANCE: 125 work orders were completed in September.

MODERNIZATION: Sbona Main Roof- Roof is complete. Awaiting Firestone warranty review. Sbona Elevator – The 2-story hydraulic elevator start date is October 15. Main tower Car 2 is tentatively set for end of Nov.

Modernization Continued:

Maplewood and Traverse A/E RFQ: Silver Petricelli, QA & M and CW architects submitted fees/budgets and are under review. Main Office Entry System: Youngs Printing signage ideas are under review. Awaiting start date for new intercom system and final wall/desk locations with staff. Monarca Place Emergency Generator : Giuffrida Engineering hired for site survey and sizing options. Marino Manor: Exterior painting scheduled for October; ADA door handles for apts 1-34 complete. Apts. 35-40 scheduled for next week. Laundry room renovation complete with new flooring installed and painted.

SPECIAL REPORTS: None

OLD BUSINESS: None

NEW BUSINESS: Mr. Vasiliou presented the new flat rent schedule.

OTHER BUSINESS: None

There being no further business to come before the Commission, on motion by Vice Chairman Santacroce, seconded by Commissioner Stone; it was unanimously voted to adjourn the meeting at 5:31 pm.

William Vasiliou
Secretary